

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: PA-09-101

Property Description/Address: Lot 12, Block 4, 1515 Yale SE

Date Submitted: January 7, 2010

Submitted By: Tonya Covington

Meeting Date/Time: 6:30 pm, Thursday, January 7, 2010

Meeting Location: Loma Vista Community Center

Facilitator: Tonya Covington

Co-facilitator: Gregory Lay

Parties:

- **Planner/Hearing Board Contact:** Stephanie Woinklepleck, 924-3902, swinklepleck@cabq.gov
- **Developer/Agent:** Dave Ballantine
- **Applicant:** Devin Cannady, CD Architect Studio
- **Affected Neighborhood Associations:**
 - Clayton Heights/Lomas Del Cielo
 - Victory Hills

Background/Meeting Summary: Dave Ballantine requested a pre-application meeting to get feedback from neighborhood residents and representatives. The president of Clayton Hills attended and stated that her organization is against a zoning change for the purpose of allowing an auto body/repair business in the neighborhood because they feel too many already exist. This is the reason that they worked to exclude auto body/repair shops in the sector plan.

Outcome:

Areas of Agreement: None

Key Points: Neither party changed their position during the course of the meeting. The parties agreed to disagree.

Meeting Specifics:

A = Agent/ Applicant

N = Neighborhood Assn. representative

A – Passed out one page letter from Devin Cannady before the meeting

A – Devin Cannady represented Dave Ballantine

- Business growing, looking to expand to across the street and one block north of existing Sandia Collision at 1601 Yale SE, existing building is 6300 sq ft , looking to buy 1515 Yale and build a similar facility, to double capacity for collision repair.

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- New sector development plan rezoned the lot to SU-2YCC (from previous C2) which excludes automotive repair.
- Would apply for zone change to SU-1 for automotive repair
- Next, would file application, then go to environmental planning commission
- Application doesn't open property to any general use, just to auto body repair
- New site would mirror existing building and both owner and neighborhood would benefit. Appearance would be of an office building.
- New building would be for finishing and offices, drop-off, pickup, paint bays and washing booths, i.e., less intensive uses.
- Proposing to have a back lot, secure with 7-ft screen wall, blocking vision. No outside repair, this would be for parking only.
- Dave Ballantine has lived in the neighborhood over 15 years; moved to present location from Ross SE.

Questions?

N – Would this be a brand new bldg?

A - Yes – would demolish existing building.

N – We have previously addressed this issue. We have real issues with regard to revitalization of Gibson and Yale Corridors. Much work was done on Sector Plan and Metropolitan Redevelopment Plan with the City, along with Communities by Design, headed by Charlie Deans..

N - Area seen as a gateway to the airport and university and downtown corridor, and vital to sports facilities.

N - We focused on what we do not want to see here – auto repair/body was one of the things we don't want to see. We have six between Coal and Gibson.

A – Questioned classification of some of those businesses.

N – We also focused on convenience stores, billboards, commercial entities; my neighborhood group has a consensus that this is not a business that we need.

N - In sector plan, alley used for access to businesses and eliminating water.

N - Issues with parking and congestion at Anderson and Yale, some associated with Project Share, parking on both sides of the street means only one car can be moving on the street in any direction.

N - Concerns: outdoor storage of car parts, fenders, boxes, and traffic.

N - High unpainted fence forces people to pull far out to see oncoming traffic at Anderson and Yale.

N - Not convinced that Redevelopment Plan allows replication of corrugated metal bldg.

A – Proposing a stucco building

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N – Sector plan allows us to use zoning as a tool for neighborhood development. Requirements of sector plan are tight. This zoning change we feel would be a step backward. In my group, there is very little support for expansion of more auto body business.

Referred to other Neighborhood Associations; no direct input from others.

A – Sector plan exclusive to office live/work environments?

A – Alley creates crime zone; business create security for houses on back.

N – Go back to issue of easements – need water drainage, hydrology needs.

A – Land draining onto walls that are buckling are vacant.

N – Don't think so.

A – Development would show hydrology plan, showing how water will be drained. Hydrology would have to approve the design.

A – Are you are in favor of easement?

N – Yes – we want access through rear to prevent traffic congestion. That's why we want alley access.

A – On a 50 ft lot – you can't develop that – sector development plan makes it impossible to develop. All new developments will have to purchase multiple lots.

N – Cited comparable lots (Carlisle & Indian School) that have been developed. (Harvard & Central).

A – None of those have private access behind them.

N – 2-3 years and many public meetings went into the plan. Complaint that commercial owners showed up only at end of that process.

A – You'd prefer to see multi-story structures?

N – We'd prefer to see retail, live/work.

A – You think auto body would be more traffic?

N – Employees park on street I admit a lot of it is from Project Share?

A – Do you want Project Share there?

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N – Won't go there.

A – What do you not want to see in a collision repair?

N – Referred to what people see on South Broadway (to see concerts before traffic was diverted). We want a better view for fans and visitors.

N – You want to put your best foot forward.

A – So your concerns are..?

N – Parts, and traffic, we want to control that?

A – Do you believe that there is an auto body shop that is clean?

N – When I take my car to Bob Turner, I don't see parts.

A – If we could produce that?

N – You can't produce that – the lot is too small.

A – That's the purpose of this expansion request.

A – You'd like Sandia Collision to go away?

N – Not saying that

A – Would you work with them?

N – They aren't the scale of Bob Turner.

A – You aren't interested in working with Sandia?

N - We are not supportive of a zone change.

Both – Arguments about what is planned and possible.

N – 800 units going in near the University Avenue area and they will need all kinds of services.

A - You'd rather have 4 story living units with balconies overlooking private homes?

N – I don't know that – we'll see the plans when they are proposed.

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A – We're proposing a single story structure with only bay doors, not multi-story structure that looks down into back yards.

A – Are you willing to mediate and discuss a first-class facility?

N – Come to neighborhood meeting and propose plan.

A – How many attend?

N – Depends on interest; 30-40 if interested; sometimes 10

D – Gave letter to Neighborhood Association with my phone number and e-mail, got no response.

N – January 27, 6:30 pm general membership meeting.

D – Can't imagine Neighborhood Association not wanting change on that property.

Next Steps: The applicant is undecided as to whether or not he will file an official application. The applicant was invited to attend and make a presentation at the next Clayton Hills Neighborhood Association meeting on January 27, 2010.

Action Plan: *Not applicable*

Action Items: *Not applicable*

Application Hearing Details: *Not applicable*

Names & Addresses of Attendees:

Dan Ballantine	Applicant
Dave Ballantine	Applicant
Devin Cannady	Agent
Isabel F. Cabrera	Clayton Hills Neighborhood Association
Logan Couce	Observer